



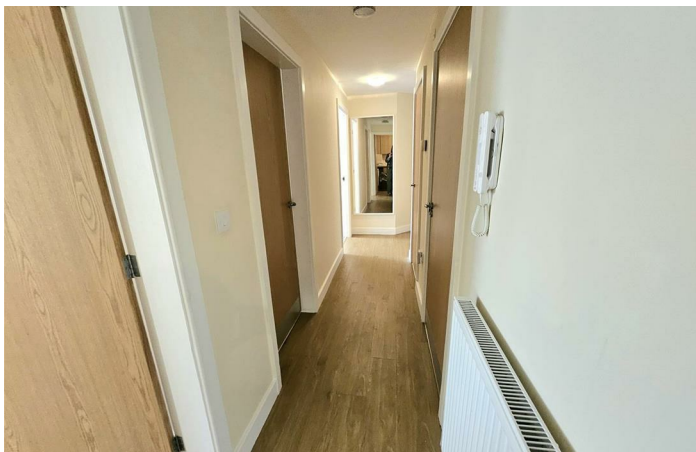
Victoria Road

Macclesfield SK10 3FS

- GROUND FLOOR APARTMENT
 - ALLOCATED PARKING
 - TWO BATHROOMS
 - DESIRABLE LOCATION
- MODERN COMPLEX
 - TWO DOUBLE BEDROOMS
 - SPACIOUS ROOMS
 - EPC RATING B

Price Guide £235,000 Leasehold





Situated on Victoria Road, Macclesfield, this modern ground floor apartment offers a perfect blend of comfort and convenience. With two spacious double bedrooms and two well-appointed bathrooms, this property is ideal for individuals or small families seeking a contemporary living space.

The apartment boasts a generous reception room, providing an inviting area for relaxation and entertainment. The layout is thoughtfully designed to maximise space and light, ensuring a warm and welcoming atmosphere throughout.

Located opposite Macclesfield General Hospital and close to local shops and amenities, this property offers modern living in a sought-after location. Whether you are a first-time buyer or looking to downsize, this apartment presents an excellent opportunity to secure a stylish and practical residence in Macclesfield. Do not miss the chance to make this delightful apartment your new home.

COMMUNAL ENTRANCE HALLWAY

Security entry phone system. Solid wood doorway. Staircase and lift to upper floors.

APARTMENT ENTRANCE HALLWAY

19'8" * 3'7"

large storage cupboard with shelving and double doors, large walk-in airing cupboard housing hot water cylinder also with shelving, security entry phone, radiator.

LOUNGE / DINING ROOM

20'0" * 11'5"

Double glazed bay window to the front elevation with sash window, t.v. aerial and satellite points, telephone point, two single panelled central heating radiators.

KITCHEN

9'5" * 9'0"

Range of fitted wall and base units with soft close doors and roll edged work surfaces, under-lighting and tiled splash-backs, stainless steel sink unit with mixer tap, built in cooking facilities comprising of electric oven and hob with extractor hood above, built-in fridge/freezer, washing machine and dishwasher, single panelled central heating radiator.

BEDROOM ONE

16'7" * 9'5"

Double glazed timber framed sash effect window to front elevation. Range of fitted wardrobes to one wall and above bed space with bed side drawers. Single panelled central heating radiator.

EN-SUITE SHOWER ROOM

Good sized en-suite with large double shower enclosure with chrome fittings and mixer shower and glazed shower door, push button w.c., pedestal wash basin with chrome mixer tap, double ladder towel radiator, part tiled walls.

BEDROOM TWO

15'5" * 7'5"

Double glazed timber frames sash effect window to front elevation, single panelled central heating radiator.

BATHROOM

Suite in white comprising of panelled bath with glazed shower screen, chrome fittings with mixer shower, vanity sink unit with chrome tap and storage under, push button w.c., double ladder towel radiator, part tiled walls.

OUTSIDE AND GARDENS

To the front and side is a gate-posted tarmacadam driveway which also leads to the parking area to the rear. The gardens surrounding the apartments are beautifully tended with lawn and well stocked borders.

PARKING

There is an allocated parking space plus visitor parking facilities.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS.Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of

these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by mains supplier

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by mains supplier

Heating is gas and supplied by mains supplier

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.



**Local Authority
Council Tax Band
EPC Rating C**



Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.